

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday, August 22, 2005 at Westfield Town Hall. Members present were Bob Horkay, Ginny Kelleher, Brian Morales, Jim Peyton Bill Sanders, Bob Smith, Cindy Spoljaric, Carolyn Stevenson, and Ron Thomas. Also present were Kevin Buchheit, Al Salzman, Kevin Todd, and Attorney Brian Zaiger.

Smith moved to approve the **July 25, 2005** minutes as presented.

Stevenson seconded and the motion passed by voice vote (one abstention/Kelleher).

Todd reviewed the Public Hearing Rules and Procedures.

Salzman announced the request from petitioner for the continuance of 0505-REZ-03, Maples of Spring Mill and 0506-DP-30 and 0507-SPP-09, Sycamore on the Monon, to September 26 Plan Commission meeting. This is the first continuance request on each of these projects.

The Commission approved these continuances to the August 22 Advisory Plan Commission meeting.

### **OLD BUSINESS**

**0505-REZ-03            17566 Gray Road.** Rezone of 0.62 acre from AG-SF1 to GO, by FC Realty Investments, LLC.

Salzman stated he has attempted to contact the petitioner and has not received any reply. He also stated staff has received no additional information on this petition. Salzman suggested continuing this item for thirty days stating if no further information is received by that time, the Advisory Plan Commission could discuss dismissal at the next hearing.

Sanders moved to continue 0505-REZ-03 for thirty days if the petitioner does not show by the end of the evening and following that thirty days will be removed from agenda if no further information comes forward.

Smith seconded and the motion passed unanimously.

**0506-REZ-04            16905 Spring Mill Road.** Rezone of 40.264 acres from SF-2 to MF-2, by Davis Investments, LLC.

Mr. Steve Hardin, Bingham McHale, represented the petitioner and introduced Mr. Ryan Thomas and Mr. Jim Fankhauser. Hardin presented details and a brief overview of the request stating they have met with the neighbors who were interested in discussing the proposal. He also stated at the First Reading the Town Council had asked whether a parcel on the southwest corner of the site could be incorporated into the plan as well. Hardin reported back to the Commission that they have been having discussions with that landowner and hopefully will reach an agreement to be able to include that parcel, if in fact that is what the Town still desires.

Smith asked about the range of square footages.

Fankhouser stated the floor plans would range right under 2,000 square feet.

Smith asked about the price range.

Fankhouser stated the price range would be around \$200,000; maybe a little bit more.

Thomas stated that at Council he had asked the petitioner to present this project as SFA rather than MF.

Kelleher stated there was an error in the second page of the Staff report, "Current zoning of the property is Single Family 2, which allows subdivisions with lot sizes of 15,000 square feet. Using the 15,000 square foot lot size, a gross density calculation of the 40 acres of the subject tract would allow approximately 116 homes to be constructed on site." She stated it will actually allow 93.

Spoljaric questioned the density being high in that specific area and would like to see it slightly lower than what is proposed.

Thomas requested everyone receive a copy of the demographics.

Horkay arrived at 7:20 p.m.

A Public Hearing opened at 7:30 p.m.

Mr. Joe Plankis discussed density and expressed concern about the square footage of the units and what the minimum commitment would be for each unit.

Ms. Sandra Cunningham expressed concern about the woods and wetlands. She also stated she is pleased with the way the petitioner has addressed concerns stated at the meetings with the neighbors.

The Public Hearing closed at 7:37 p.m.

This item will go to the Comprehensive Plan Review Subcommittee on September 7.

**0507-DP-29 & 1150 East 161<sup>st</sup> Street.** Development Plan and Preliminary Plat review  
**0507-SPP-08** of Centennial North, 382 lots on 157.16 acres, by Estridge Development Co.

Mr. Bryan Stumpf, Estridge Development Company, presented the details of the project.

Kelleher commented on the use of White Pines in the landscaping plan, which she stated is not allowed in the landscaping ordinance.

Stumpf stated they would remove the White Pines.

A Public Hearing opened at 7:57 p.m.

No one spoke, and the Public Hearing closed at 7:58 p.m.

Smith moved to approve 0507-DP-29 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That the petitioner complies with any requirements from the Hamilton County Soil and Water Conservation District;
4. That these conditions be fulfilled prior to receiving a building permit.

A Public Hearing opened for 0507-SPP-08 on a technicality.

No one spoke, and the Public Hearing closed at 8:00 p.m.

Spoljaric seconded, and the motion passed 8-0.

Horkay moved to approve 0507-SPP-08 with the following condition:

- That all conditions attached to the associated Development Plan shall be satisfied prior to the recording of any Secondary Plat.

Smith seconded, and the motion passed 8-0.

**0507-DP-30 & 0507-SPP-09**      **937 East 191<sup>st</sup> Street.** Development Plan and Preliminary Plat review of Sycamore on the Monon, 278 lots on 139.174 acres, by Bingham/McHale.

Hardin, Bingham McHale, presented the details of the project and introduced Mr. Mark Zukerman.

Sanders suggested this go back to subcommittee for review for a recommendation and requested a copy of the PUD ordinance.

Peyton arrived at 8:15 p.m.

A Public Hearing opened at 8:22 p.m.

Mr. Craig Wood spoke of his concerns about the project and spoke against it.

Mr. Bruce Bucksot spoke of his concerns about the project.

Ms. Gloria DelGrecco spoke in favor of this going back to subcommittee.

The Public Hearing closed at 8:31 p.m.

Hardin responded to the Public Hearing comments.

Sanders moved to send 0507-DP-30 back to subcommittee.

Stevenson seconded, and the motion failed.

Smith moved to continue 0507-DP-30 to the September Plan Commission meeting.

Sanders seconded, and the motion passed unanimously.

**0507-DP-31 & 18128 Market Court.** Development Plan and Site Plan review of the Ken Feines Industries commercial center, a 12,000 square foot on 2.96 acres, by Bingham/McHale.

Mr. Matthew Skelton, Bingham McHale, introduced guests, Ken Feines, and Mike Nix of Design and Build Corporation, and presented the details of the project.

A Public Hearing opened for 0507-DP-31 and 0507-SIT-23 at 9:02 p.m.

No one spoke and the Public Hearing closed at 9:03 p.m.

Kelleher moved to approve 0507-DP-31 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That the petitioner complies with any requirements from the Hamilton County Soil and Water Conservation District;
4. That Staff review the landscaping plan; and.
5. That these conditions be fulfilled prior to receiving a building permit.

Horkay seconded, and the motion passed unanimously.

Kelleher moved to approve 0507-SIT-23 with the following condition:

- That all conditions attached to the associated Development Plan shall be satisfied prior to the issuance of an Improvement Location.

Horkay seconded, and the motion passed unanimously.

## **Committee Reports**

Thomas reported on subcommittee meetings regarding Andover North project where at the first meeting residents' concerns were heard, and at the second meeting, the developer addressed those concerns. He stated the next meeting will be held on September 21 where the developer will present, hopefully, a totally new design layout and a yield plan.

## **Director's Report**

Buchheit reported on the Comprehensive Plan Amendment project, stating the subcommittee meetings will begin tomorrow, August 23.

The meeting adjourned at 9:22 p.m.

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President

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Secretary